

179.0

0008

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

680,600 / 680,600

680,600 / 680,600

680,600 / 680,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANGELIAN BEATRICE/TRUSTEE
Owner 2:	CHANGELIAN REALTY TRUST
Owner 3:	

Street 1: 17 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHANGELIAN BEATRICE -

Owner 2: -

Street 1: 17 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,217 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1806 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	7	22D
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

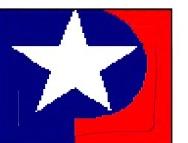
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8217		Sq. Ft.	Site		0	70.	0.81	7									466,560						466,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8217.000	214,000		466,600	680,600		122058
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

APPRAISED: 680,600 / 680,600
 USE VALUE: 680,600 / 680,600
 ASSESSED: 680,600 / 680,600



USER DEFINED
 Prior Id # 1: OF=SINK I
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PRINT	
Date	Time
12/11/20	04:00:41
LAST REV	
Date	Time
11/30/20	14:39:35
jorourke	
14135	

Parcel ID 179.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,000	0	8,217.	466,600	680,600	680,600	Year End Roll	12/18/2019
2019	101	FV	189,500	0	8,217.	466,600	656,100	656,100	Year End Roll	1/3/2019
2018	101	FV	180,000	0	8,217.	393,200	573,200	573,200	Year End Roll	12/20/2017
2017	101	FV	180,000	0	8,217.	359,900	539,900	539,900	Year End Roll	1/3/2017
2016	101	FV	180,000	0	8,217.	306,600	486,600	486,600	Year End	1/4/2016
2015	101	FV	179,100	0	8,217.	266,600	445,700	445,700	Year End Roll	12/11/2014
2014	101	FV	179,100	0	8,217.	246,600	425,700	425,700	Year End Roll	12/16/2013
2013	101	FV	179,100	0	8,217.	234,600	413,700	413,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANGELIAN BEAT	67140-113		4/25/2016	Convenience		1	No	No	
	8457-498		1/1/1901	Family			No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1159	Heat App	9,000	C				
2/18/2020	226	Addition	346,000	O				
6/25/2019	946	Addition	185,000	O				1 stry 681 sq ft a

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	Permit Visit	DGM	D Mann
7/12/2018	Meas/Inspect	BS	Barbara S
10/14/2008	Meas/Inspect	189	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH			
Type:	19 - Ranch	Full Bath:	1	Rating:	Average				
Sty Ht:	1 - 1 Story	A Bath:		Rating:					
(Liv) Units:	1 Total: 1	3/4 Bath:		Rating:					
Foundation:	1 - Concrete	A 3QBth:		Rating:					
Frame:	1 - Wood	1/2 Bath:		Rating:					
Prime Wall:	4 - Vinyl	A HBth:		Rating:					
Sec Wall:	%	OthrFix:	1	Rating:	Average				
Roof Struct:	1 - Gable	OTHER FEATURES							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1			
Color:	WHITE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O		
View / Desir:		FrpL:	1	Rating:	Average	Other			
GENERAL INFORMATION		WSFlue:		Rating:		Upper			
Grade:	C - Average	CONDOS INFORMATION							
Year Blt:	1954	Eff Yr Blt:		Location:		Lvl 2			
Alt LUC:		Alt %:		Total Units:		Lvl 1			
Jurisdic:		Fact:	.	Floor:		Lower			
Const Mod:		% Own:		Totals	RMs: 6 BRs: 3 Baths: 1 HB				
Lump Sum Adj:		Name:		REMODELING					
INTERIOR INFORMATION		DEPRECIATION							
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%	Exterior:			
Prim Int Wall:	1 - Drywall	Functional:			%	Interior:	No Unit RMS BRS FL		
Sec Int Wall:	%	Economic:			%	Additions:	1 6 3 1		
Partition:	T - Typical	Special:			%	Kitchen:			
Prim Floors:	3 - Hardwood	Override:			%	Baths:			
Sec Floors:	C - Ceramic Tile 10%	Total:	26.4	%	Plumbing:				
						Electric:			
						Heating:			
						General:			
						TOTALS			
						1	6	3	
SUB AREA		SUB AREA DETAIL							

INTERIOR INFORMATION

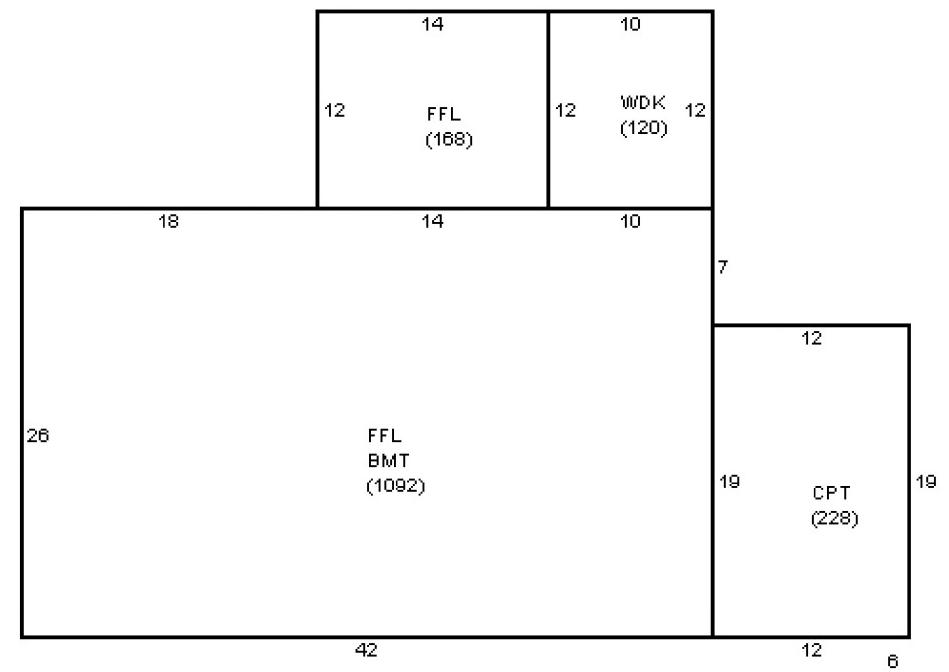
Avg Ht/FL:	STD		
Prim Int Wall	1	- Drywall	
Sec Int Wall:		%	
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	6	- Ceramic Tile	
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:				
CARD ITEMS			PARCEL ID	179.0-0008-0002.0				
A Y/S Qty	Size/Dim	Qual Con Year	Unit Price	D/S Dep LUC	Fact NB Fa	Appr Value	JCod JFact	Juris. Value

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

